

General Notes:

1. All work shall be in conformance with City of Veneta codes, applicable local ordinances, and the 2014 Oregon Structural Specialty Code based on the 2010 International Building Code (this code is referred to in these documents by the abbreviation OSSC).
2. Nothing in these plans, nor the absence of information shall be construed to permit work not in compliance with code requirements. The Contractor is responsible for all work to meet full code compliance, whether indicated herein or not.
3. These documents are not, and do not purport to be perfect. It is the Owner's and Contractor's responsibility - prior to the start of construction - to bring to the attention of the Architect and Owner perceived or actual discrepancies, conflicts, omissions, errors or inconsistencies discovered in the documents, and to request additional information, clarification or correction of such items and issues. Where details annotate conditions, similar conditions where occurring in project shall be implied as being that same construction even if not annotated on detail as typical.
4. The drawings illustrate locations, arrangements, dimensions and details to determine the general character of the work.
5. Drawings shall not be scaled, unless authorized by the Architect/Owner. Request clarification for any missing dimensions from the Architect or Owner.
6. Drawings of a greater scale take precedence over drawings of a lesser scale. Written dimensions take precedence over drawing scale.
7. Dimensions are to face of stud, top of subfloor and top plate, unless noted otherwise. Dimensions labeled "CLEAR" are to face of surface finish.
8. Dimensions shown on the plans shall be verified by the Contractor, and any discrepancies shall be brought to the attention of the Architect & Owner prior to commencing the work.
9. The Drawings do not purport to include complete details of all phases, and facets of construction. Details not specifically shown shall be of the same nature as other, similar conditions. Parts not detailed shall be subject to the Architect's or Owner's approval.
10. The Drawings indicate general arrangement and location of such items as conduit, cables, plumbing and electrical fixtures, switches, receptacles, appliances and equipment. The exact locations of these items will be governed by building site and actual building conditions. The Contractor shall make minor adjustments to arrangements or locations shown in order to meet structural or architectural conditions, or because of interference with other work and, at Architect's or Owner's request, without additional expense to the Owner. The Contractor shall request a walk-through with the Architect or Owner to locate all such equipment precisely, prior to construction of portions affected by locations of such items.
11. Upon Request, the Architect or Owner shall be consulted for all matters regarding aesthetics, including but not limited to, finishes, colors, textures, proportions, or alignments.
12. Details of conditions shown will apply to similar conditions as typical where occur.
13. A City-approved set of the Construction Documents must be on the job site at all times, as well as a set of the most recent issue of the Construction Documents and Supplemental Information (SI's).

Additional Notes:

Contractor responsible for obtaining all necessary permits and adherence to jurisdictional codes for construction.

Contractor responsible for all temporary shoring, support, staging and demolition.

Architect or Owner shall field verify all flashing and waterproofing conditions.

Window flashing conditions shall be per window / roofing manufacturer specifications.

All exterior window, door and sidewall flashing conditions shall be approved by the architect or owner prior to proceeding with installation.

Contractor responsible for adhering to owner's level of quality assurance, methods, materials, fixtures, accessories and finishes as specified between owner and contractor.

Framing notes:

There shall be solid frame backing and blocking behind all wall attached or surface mounted accessories, bars, rails, toilet paper holders, towel bars, door stops, etc. without fail. If not shown on plans it shall be assumed that this will occur as standard framing procedure.

Client:

City of Veneta  
88184 8th Street  
Veneta OR 97487  
541.935.2191 ext. 306  
Contact: Ric Ingham

Architect:

Dustrud Architecture, p.c.  
1699 Pearl Street | Eugene OR 97401  
541.338.8544  
Contact: Shane McCloskey  
shane@dustrudarchitecture.com

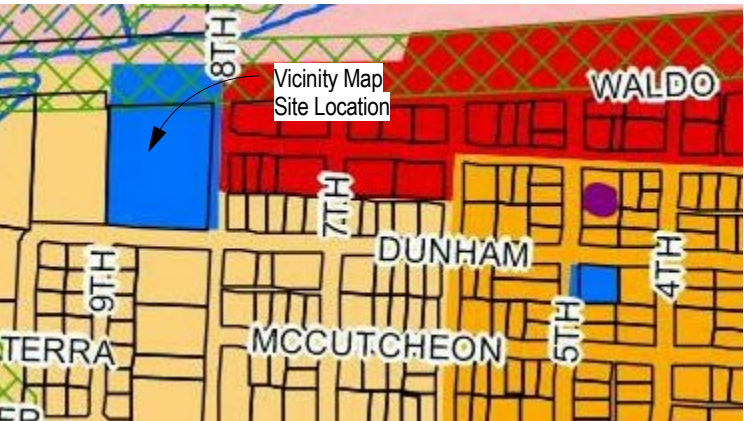


Scope:

Within Veneta City Hall, remodel the existing breakroom adjacent to Sheriffs Area, adding a window and cabinetry. Add a workstation and a new window to former breakroom adjacent to Main Work Area.



Aerial Photo



zoning map

tax map 170636130-Lot 7900

Sheet  
Number

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Sheet Name

.G100	Cover
.G101	Site Plan
A101	Existing Floor Plan with Demo
A101.1	New Floor Plan
A102	Proposed Layouts
A103	Interior Elevations
A104	Cabinet Layout & Nomenclature
E100	Electrical plan

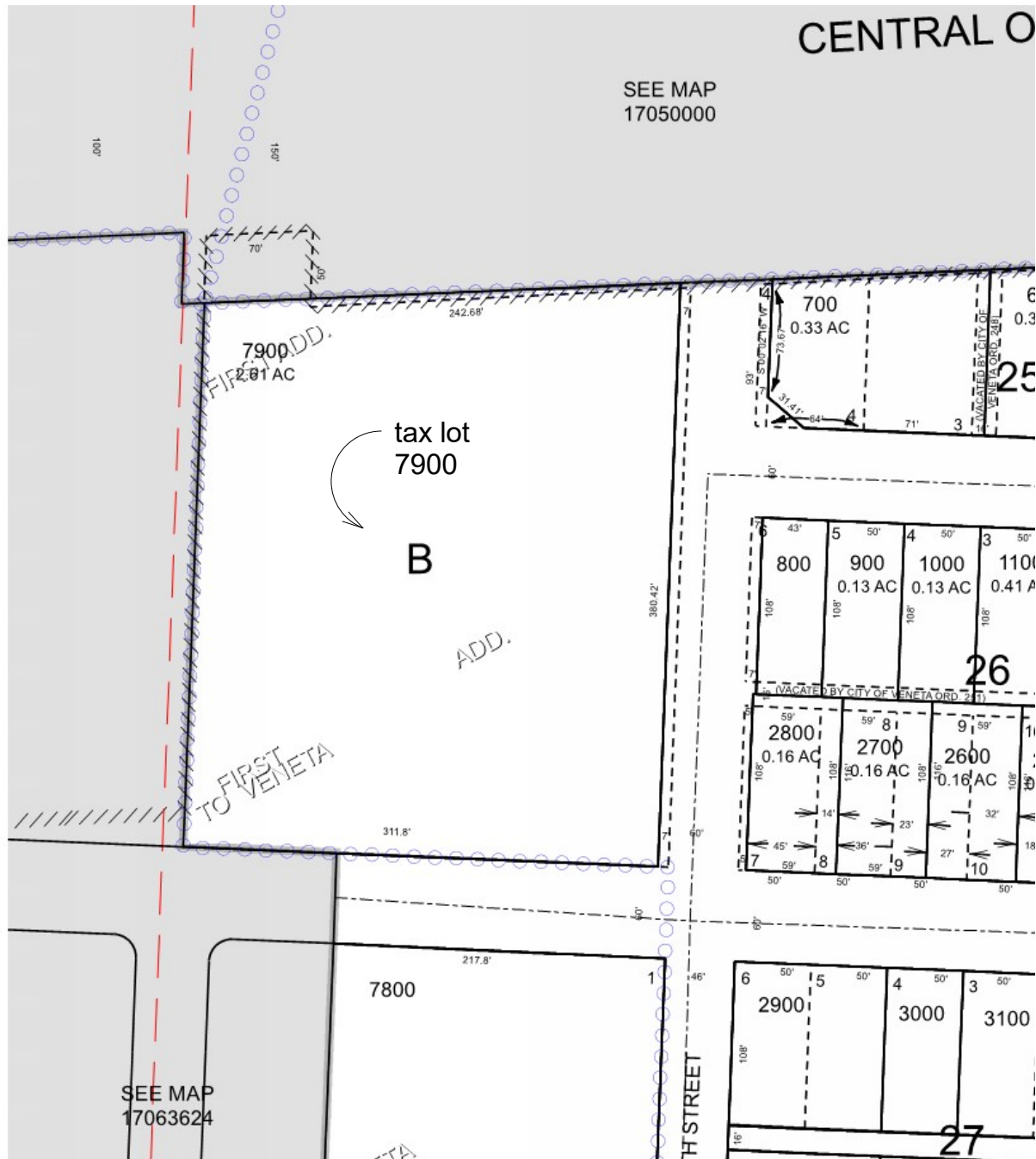
Project Data:

Tax Map 170636130-  
Tax Lot -7900

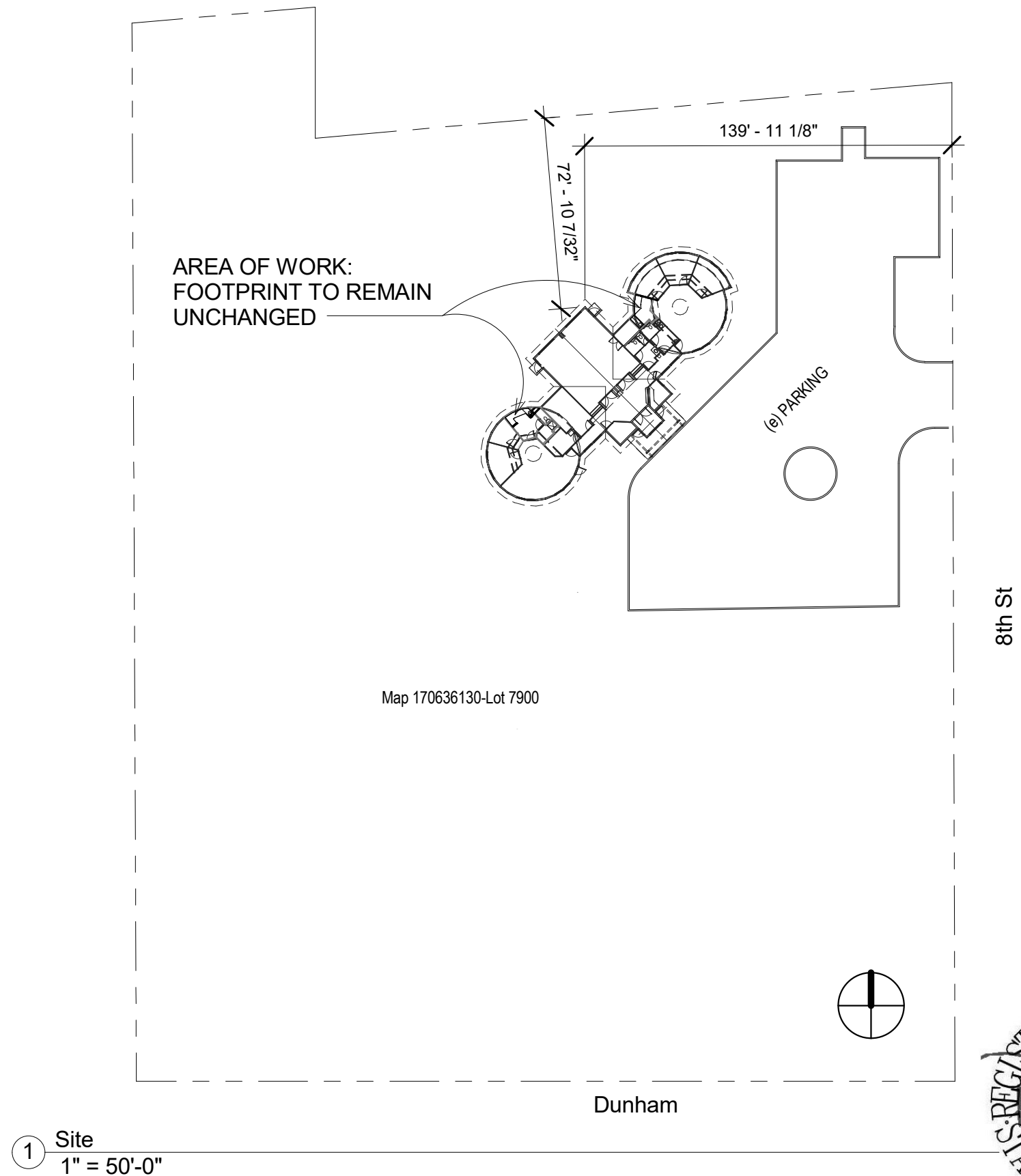
Zone - Public Facilities & Parks  
Construction Type: VB

Referenced Codes:  
2014 OSSC





Tax Map  
NTS



## Site Plan

Rev.#

Scale 1" = 50'-0"

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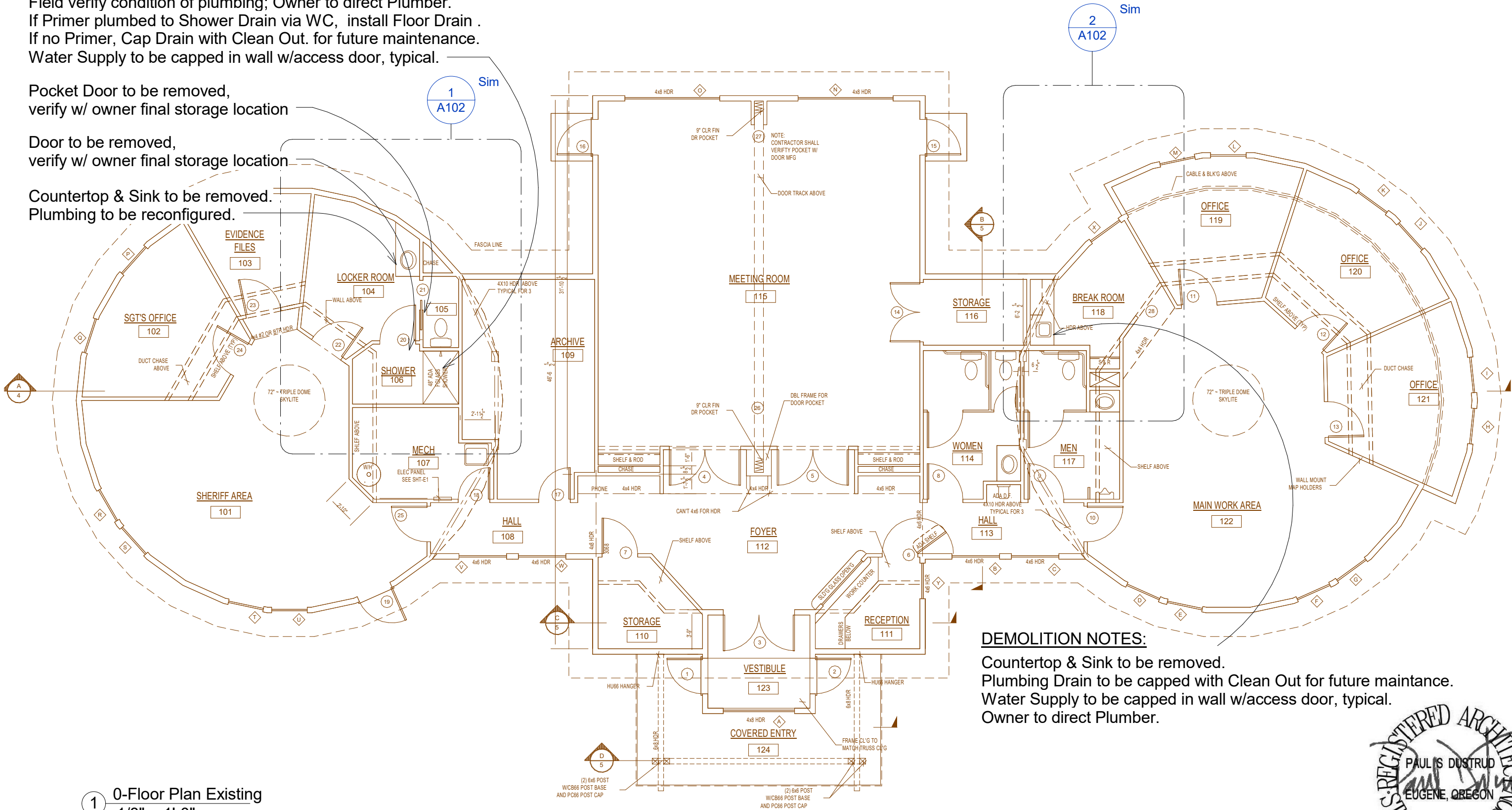
**DEMOLITION NOTES:**

Fiberglass Shower to be removed;  
Field verify condition of plumbing; Owner to direct Plumber.  
If Primer plumbed to Shower Drain via WC, install Floor Drain .  
If no Primer, Cap Drain with Clean Out. for future maintenance.  
Water Supply to be capped in wall w/access door, typical.

Pocket Door to be removed,  
verify w/ owner final storage location

Door to be removed,  
verify w/ owner final storage location

Countertop & Sink to be removed.  
Plumbing to be reconfigured.

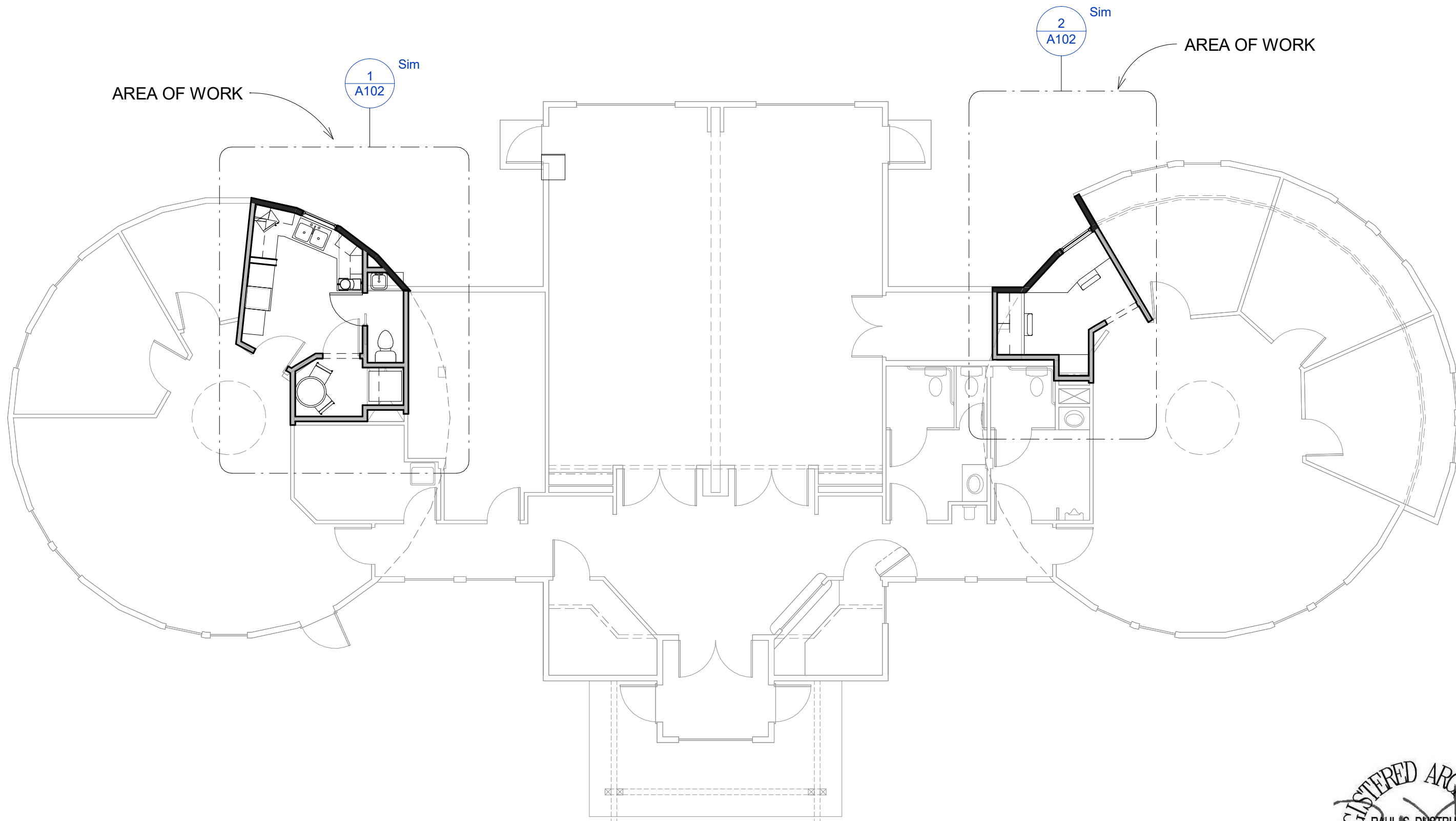


1 0-Floor Plan Existing  
1/8" = 1'-0"

**DEMOLITION NOTES:**

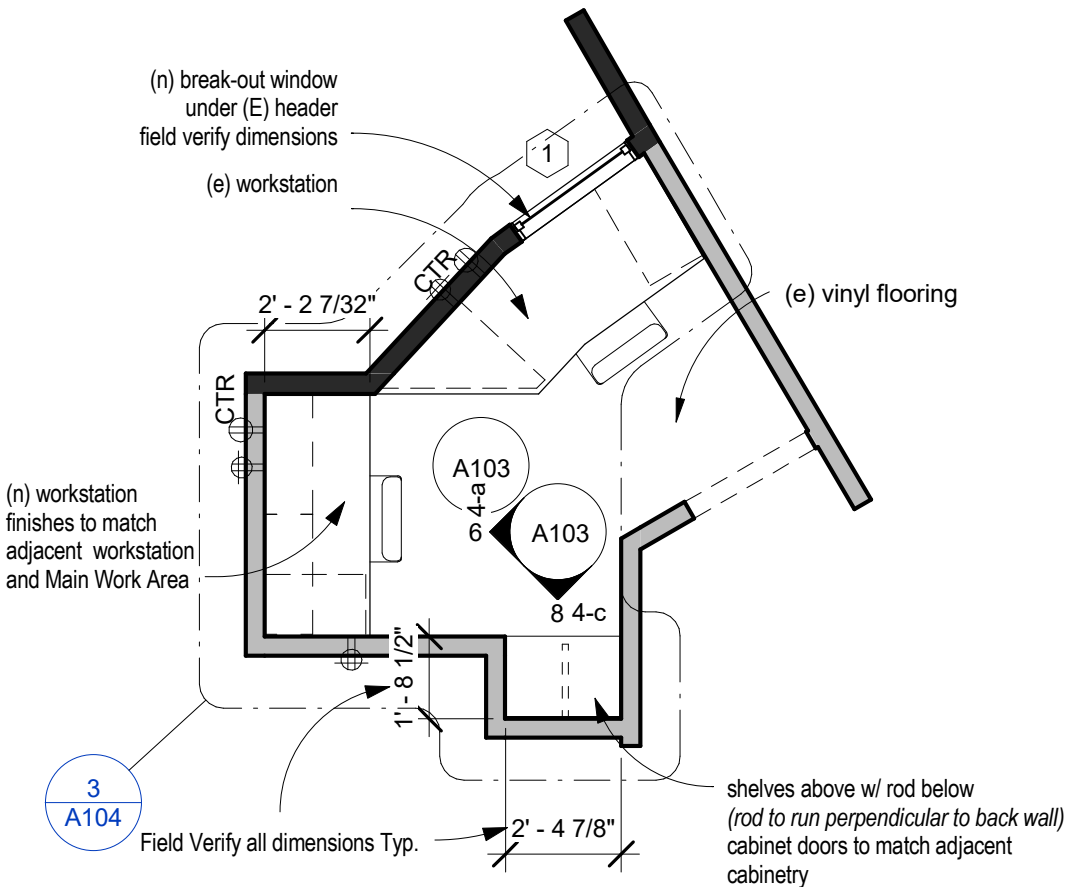
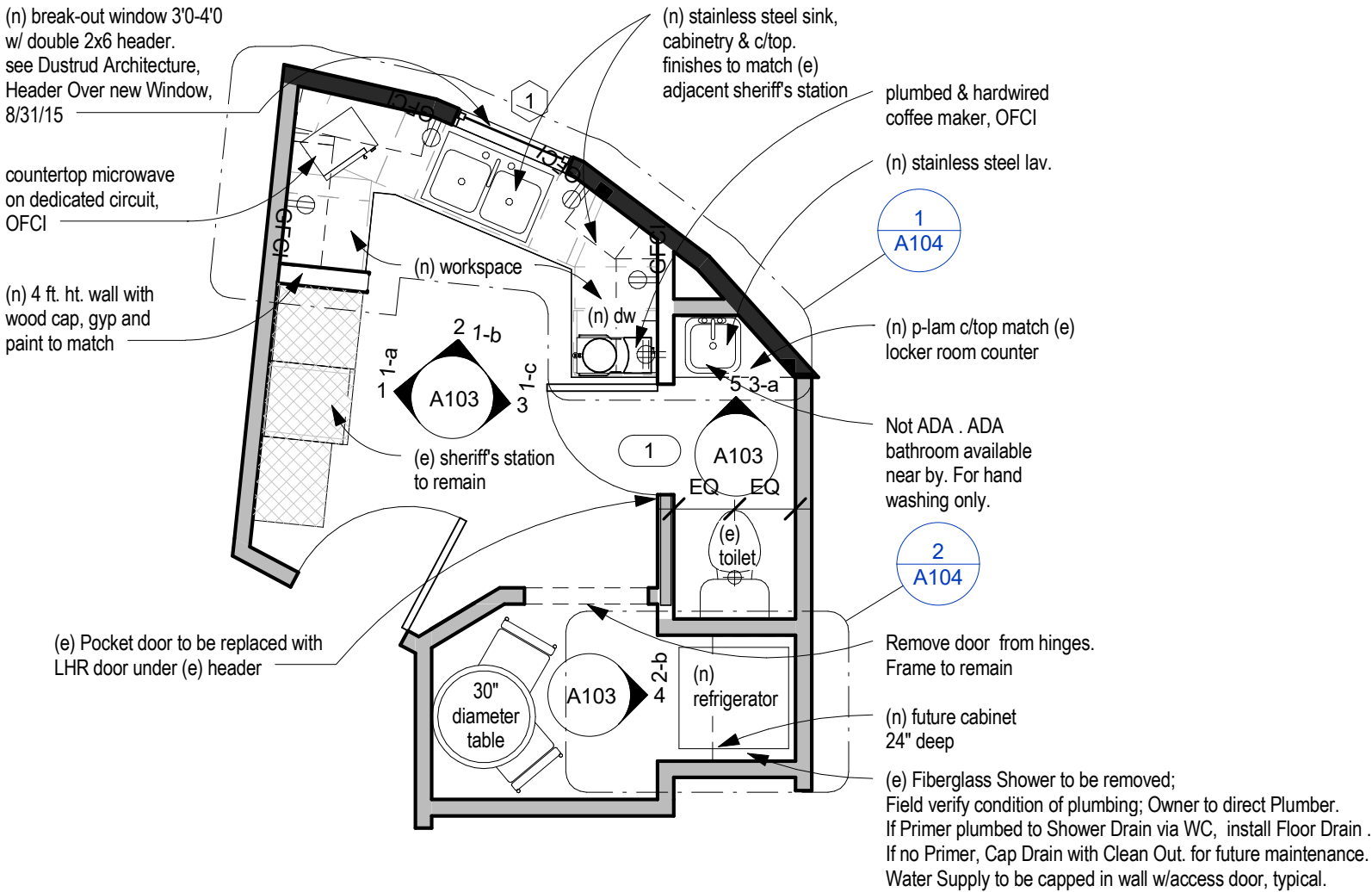
Countertop & Sink to be removed.  
Plumbing Drain to be capped with Clean Out for future maintance.  
Water Supply to be capped in wall w/access door, typical.  
Owner to direct Plumber.





1 1-Proposed Floor Plan  
1/8" = 1'-0"





1 New Break Room  
1/4" = 1'-0"

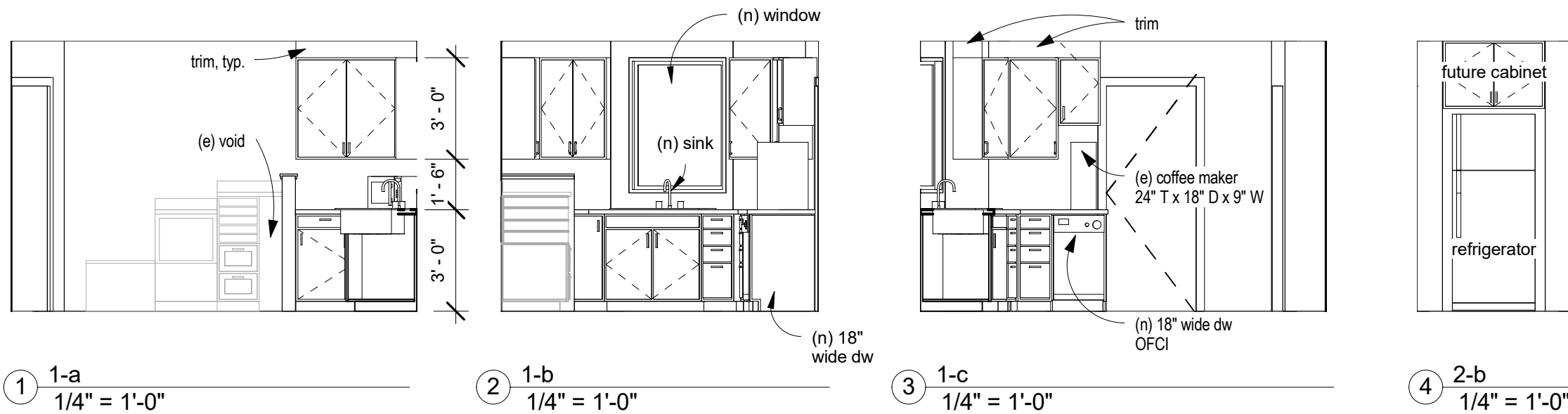
Window Schedule					
Mark	Count	Family	Comments	Type	Manufacturer
1	1	Fixed	break-out unit:outswing casement w/screen	36" x 48" ESC	REDI-EXIT. or approved
1	1	Fixed	break-out unit:outswing casement w/screen	36" x 48" ESC	REDI-EXIT. or approved

Door Schedule				
Count	Mark	Family	Type	Comments
1	1	Single-Flush	32" x 80"	LHR Swing, Occupant indicator, privacy lock. replaces pocket door, reframe opening, repair gyp and paint to match (e).

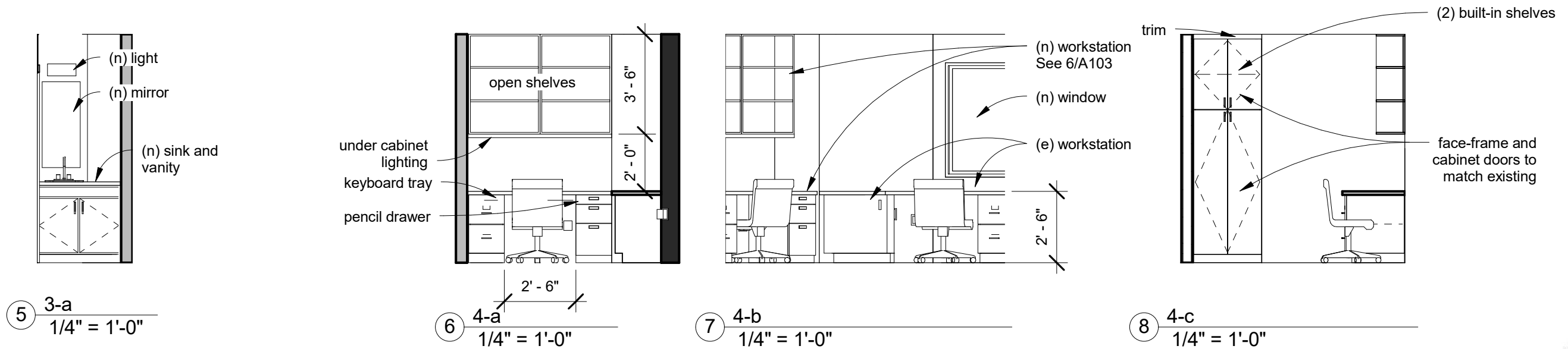
2 New Office  
1/4" = 1'-0"

- GENERAL WINDOW NOTES:
1. Windows to be installed as per MNFG INSTALLATION GUIDE.
  2. Self Adhered Flashing @ head and jamb required.
  3. 1x6 Cedar Lap Siding to be removed and replaced, upon window installation. No joints in short runs accepted. Match (e) finishes & profile. Back prime/seal before installation.
  4. Interior window trim to match (e), 3 way raduised gyp. wrap w/ sill.
  5. Windows not under (e) headers to use double 2x6 KD-DFL, ≤ 3' spans.





## New Breakroom

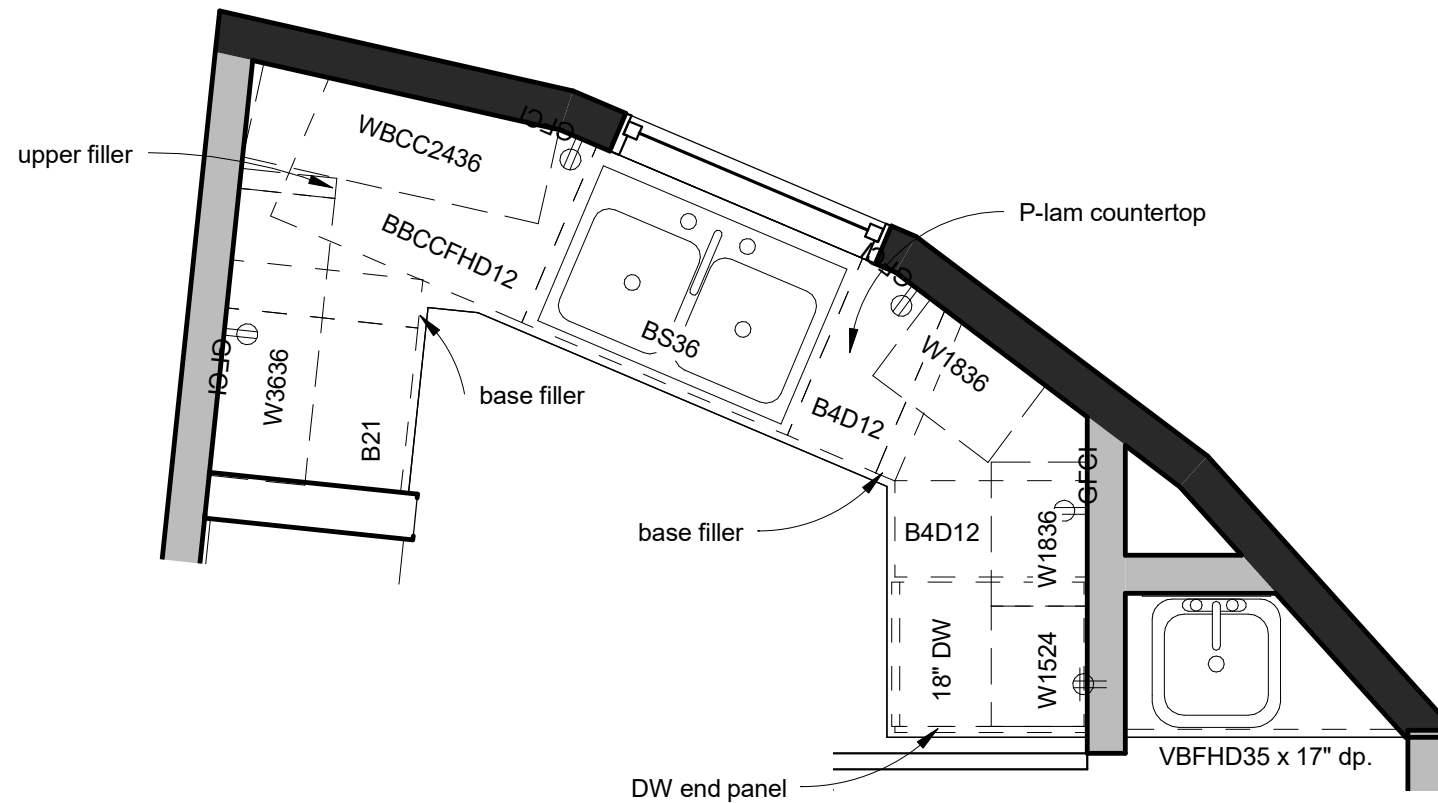


## New Vanity

## New Work Area

# Interior Elevations





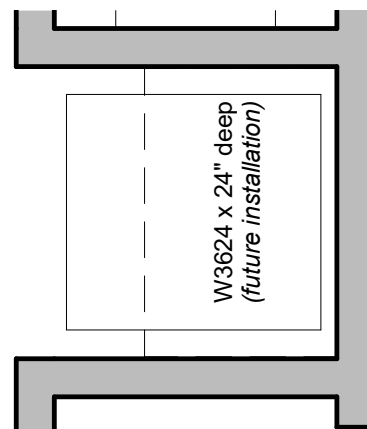
1 New Break Room - Cabinetry  
1/2" = 1'-0"

### Cabinet Nomenclature

W = Wall cabinet above countertop  
 B = Base cabinet below countertop  
 BCC = Blind Corner Cabinet  
 FHD = Full Height Door  
 BS = Base Sink  
 B4D = Base 4-drawer  
 VB = Vanity Base  
 VF = Vertical File  
 WOS = Wall Open Shelf

Cabinet dimensions are listed after the initial letter in the following format:

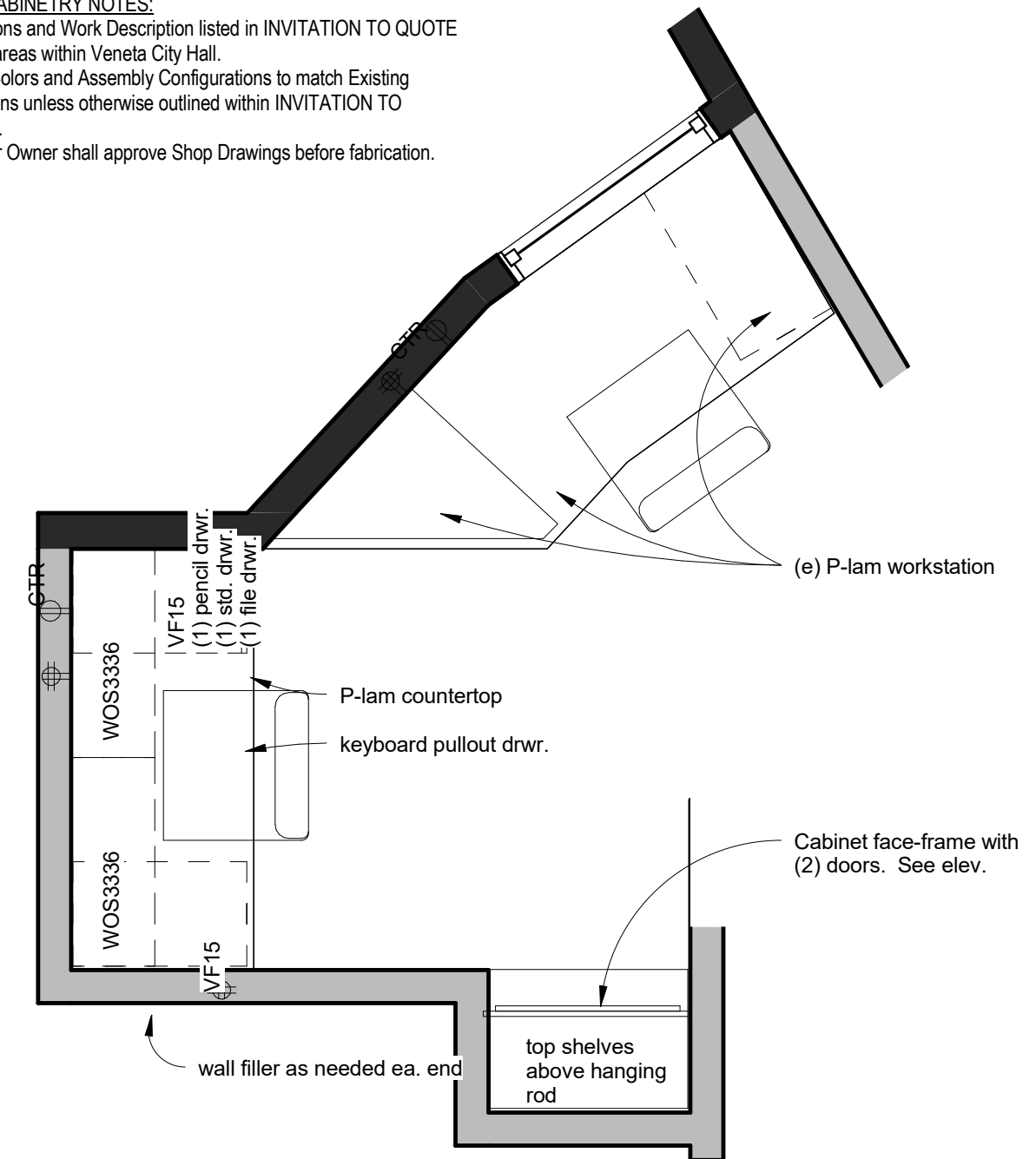
1. Wall cabinets: width x height
2. Base cabinets: width only



2 New Break Room - Future Cabinet  
1/2" = 1'-0"

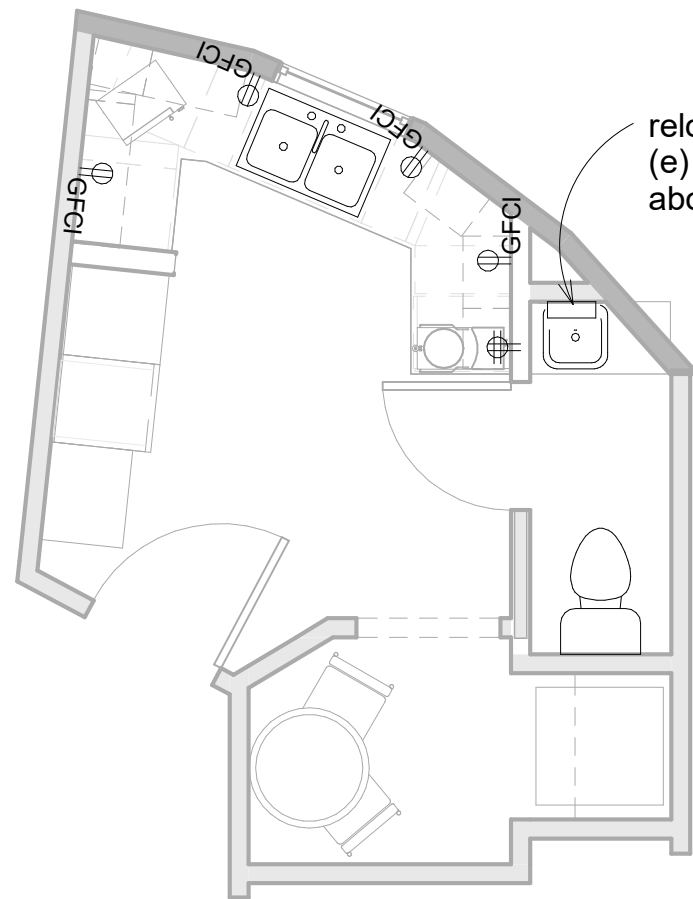
### GENERAL CABINETRY NOTES:

1. Specifications and Work Description listed in INVITATION TO QUOTE for two areas within Veneta City Hall.
2. Finishes, Colors and Assembly Configurations to match Existing Conditions unless otherwise outlined within INVITATION TO QUOTE.
3. Architect or Owner shall approve Shop Drawings before fabrication.



3 New Office - Cabinetry  
1/2" = 1'-0"

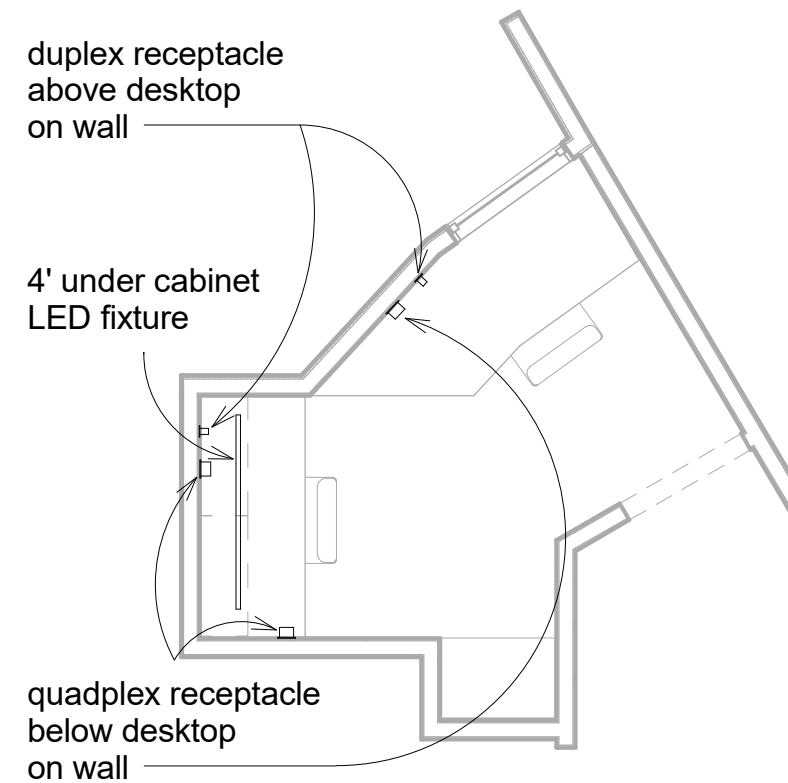




① New Break Room electrical plan  
1/4" = 1'-0"

General Electrical Notes:

1. All Electrical work to follow current OESC 2014.
2. Microwave & Coffee Maker to have dedicated circuit for each.
3. Appliances are Owner Furnished Contractor Installed. (OFCI)  
Verify power requirements with owner



② New Office Electrical  
1/4" = 1'-0"